



CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

DEPARTMENT OF COMMUNITY DEVELOPMENT

Home of
Travis Air Force Base

COUNCIL

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Harry T. Price
707.428.7395
Vice-Mayor
John Mraz
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Councilmembers
707.429.6298
Chuck Timm
Catherine Moy
Rick Vaccaro
...
City Manager
Sean Quinn
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City Attorney
Greg Stepanicich
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City Clerk
Arletta Cortright
707.428.7384
...
City Treasurer
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DEPARTMENTS

Community Services
707.428.7465
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Fire
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Community
Development
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Police
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Public Works
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HOUSING POLICY
DEVELOPMENT, HCD
MAR 10 2009

March 5, 2009

Cathy E. Creswell
Deputy Director
Department of Housing and Community Development
P.O. Box 950253
Sacramento, CA 94252-2053

Re: 2008 Annual Report on the General Plan

Dear Ms. Creswell:

Attached please find the City of Fairfield Annual Report on the General Plan for 2008, which was accepted by the City Council on March 3, 2009. This report fulfills California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs . . ."

Should you have any questions, please feel free to contact me at 707.428.7446.

Sincerely,

BRIAN MILLER
Associate Planner

BKM:ccs

Attachment: 2008 Annual Report on the General Plan

EXHIBIT “A”

CITY OF FAIRFIELD

**2008
ANNUAL REPORT
ON THE
GENERAL PLAN**

JANUARY 1, 2008 THROUGH DECEMBER 31, 2008

INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, “the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs...”

The General Plan represents Fairfield’s future vision of the City in the year 2020. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for community-wide recreational amenities, housing, transportation, and safety, and contains important policies guiding open space and conservation, economic development, and urban design.

This Report describes the City’s progress in implementing the policies and programs of the General Plan as set forth in the General Plan Implementation Program, including the City’s progress on providing its share of the regional housing needs. The Report is divided into topic areas based on the City’s General Plan Elements.

This is the sixth Annual Report prepared by the Department of Community Development since the 2002 General Plan update. For further information or additional copies of this Report, please contact:

**City of Fairfield
Department of Community Development
1000 Webster Street
Second Floor
Fairfield, CA 94533
(707) 428-7461**

The Annual Report is also available on the City of Fairfield Homepage at www.ci.fairfield.ca.us under Department of Community Development.

DEVELOPMENT IN 2008

This section summarizes major development projects approved by staff, the Planning Commission, or City Council during 2008. 2008 saw the slowdown which began during 2006 continuing, with residential building permits dropping to their lowest level in decades. However, commercial and industrial development continued during 2008, with a variety of industrial and service commercial projects receiving approvals.

RESIDENTIAL PROJECTS:

- ❑ **Strawberry Fields.** 39-lot single-family development on 4.11 acres located at the southwest corner of East Tabor Ave. and Walters Road.
- ❑ **Fieldcrest.** In 2006, Discovery Builders submitted an application for a tentative subdivision map, development review, and preparation of an EIR. Staff retained LSA Consultants in 2006 to undertake the environmental review. During 2008, LSA prepared the Environmental Impact Report, which addressed potential biological, geotechnical, and air quality impacts. The Planning Commission reviewed the project in December 2008, and the City Council approved the EIR and project in January 2009.

COMMERCIAL PROJECTS:

- ❑ **Verizon Wireless.** A 49,235 s.f. Mobile Switching Facility on a 6.48-acre site at 2555 North Watney Drive.
- ❑ **Columbus Salame.** Environmental Review for the potential 430,000 s.f. Columbus Salame manufacturing/food processing at 2100 Courage Drive.
- ❑ **Texas Roadhouse.** A 7,200 s.f. restaurant to be built at the former location of Lou's Junction at 3333 North Texas Street.
- ❑ **Child Care Center.** A 3,369 s.f. child-care facility for up to 100 children on the City-owned property located on the northeast corner of Dover Avenue and Dickson Hill Road.
- ❑ **Amir Watney.** A 50,677 s.f. industrial building located at 2375 South Watney Way.
- ❑ **JSJ Electric.** A 17,000 s.f. service commercial building for light manufacturing and assembly of signs at 167 Grobric Court.
- ❑ **Premium Auto Mall.** Six individual dealerships for used cars at the northwest corner of Lopes Road and Auto Plaza Court.
- ❑ **North Bay Plumbing.** A 38,100 s.f. service commercial project at 1094 Horizon Drive.
- ❑ **Lopes/Fermi Flex.** Minor Development Review of a 32,509 s.f. flex industrial building located on 4.2 acres of a larger 32-acre parcel on the southwest corner of Fermi and Lopes Roads.

- ❑ **Keiwit Office Building.** A 32,150 s.f. office building located on a 3.37-acre parcel across from Copart at 4650 Business Center Drive.
- ❑ **Busch Wind Turbine.** A 263 foot tall wind turbine at the Anheuser-Busch factory at 3101 Busch Drive.
- ❑ **Plumbers and Steamfitters Union.** A 47,000 s.f. training center at 2410 South Watney Way.

LAND USE ELEMENT

Zoning Ordinance Cleanup. The Ordinance was updated in 2008 and will continue to be updated periodically to correct and clarify language, remain consistent with State law, and to codify any newly developed City land use policies.

Citywide GIS System. Geographic Information System (GIS) functions are now fully available, including digitized Zoning Maps. Staff completed converting the City's Zoning Maps to a digital format based on the GIS System.

Train Station Specific Plan. The Train Station Specific Plan will include a land use plan, development standards, and financing plan for several hundred acres around the future Vacaville-Fairfield Train Station. The project will include over 2,000 housing units as well as commercial and office land uses arranged in a "transit village." At the direction of Council, the planning area has been expanded and a new consultant team retained.

80-to-80 Corridor Plan. Staff completed the Plan document in 2008 and presented the completed study to the Planning Commission and City Council. Implementation of the Plan's programs, including Zoning Ordinance and development standard amendments, will be presented to the Planning Commission and City Council in 2009.

HOUSING ELEMENT

Regional Housing Needs Allocation. The State requires the City to report its progress in meeting its share of the Regional Housing Needs. Table One on page 6 shows the City's progress in meeting housing needs through new construction.

In 2008, the local housing market continued its dramatic slowdown. The City issued building permits for only 35 residential units. No new affordable units were produced. As always, these numbers are *new construction* and do not reflect other methods of increasing housing affordability that effectively add to the overall supply. These other methods include Rehabilitation Loans, first-time homebuyer programs, and Mortgage Credit Certificates. These programs have enabled lower-income households to purchase homes in older residential neighborhoods.

2009 Housing Element. In 2007, the City retained PMC Consulting to assist in the preparation of a new Housing Element for the next statutory cycle. The consultant team prepared a community outreach program that included a public stakeholders' workshop, a hearing before the Planning Commission, and an on-line survey. The Draft Housing Element will be submitted to HCD for review in January 2009.

Housing Assistance Programs. The City uses several programs to assist homebuyers and low- and moderate-income residents in attaining home ownership. The City's first-time homebuyer loan programs are funded with Federal HOME funds and State CalHome funds. These programs provide deferred loans to low-income first-time homebuyers to purchase homes in Fairfield. In 2008, very limited funding was available for these programs, and only six households participated. The City has now received new funding totaling \$1,700,000 from HOME and CalHome, so we anticipate assisting more homebuyers in 2009.

The Mortgage Credit Certificate Program also helps reduce the costs of housing for first-time homebuyers. The City of Fairfield administers a Mortgage Credit Certificate Program for the County of Solano. The City issued Mortgage Credit Certificates for three low-income and four moderate-income first-time homebuyers in Fairfield in 2008.

Reflecting market conditions, the City held eight foreclosure prevention workshops in 2008 (presentations were provided in both English and Spanish). A combined total of approximately 440 people attended. These workshops included presentations by housing counseling agencies, Unity Council and Pacific Community Services, followed by one-on-one housing counseling for workshop attendees. The City has four similar workshops scheduled for 2009.

In late 2008, the City also implemented a security deposit grant program funded with HOME Program Income. The program provides grants to lower-income renters impacted by the foreclosure crisis. Two households received assistance through this program in 2008. The Redevelopment Agency also provided one moderate-income homebuyer an Agency BMR loan to acquire an affordable unit.

HUD Section 8 Housing Choice Voucher Program. This subsidy program provides assistance to very low-income renters. In 2008, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers (HCV) and 35 portable Vouchers from other jurisdictions. HUD expects to renew all of the Housing Authority's expiring increments of funding in 2009. The FHA will apply for the maximum number of additional HCVs available (if any) from the U.S. Department of Housing and Urban Development during 2009.

Nine Section 8 families graduated from the Family Self-Sufficiency Program (FSS) in 2008. There are 37 Housing Choice Voucher families participating in the FSS Program. The families are encouraged to consider homeownership through the FHA's HCV Homeownership Program initiated in 2003. This program enables working families, elderly families and families with a disabled adult to use Section 8 assistance for mortgage payments. In 2008, there was one additional HCV Homeownership contract bringing the total number to five.

Housing Rehabilitation Programs. Housing rehabilitation programs are targeted to moderate and low-income (single-family) and low- and very-low-income (multifamily) households. The City assisted 12 single-family units with loans in the amount of \$439,457.50 and 2 single-family units were awarded grants in the amount of \$2,255.54 for a total of \$441,713.04. The City also completed annual inspections on Fillmore Street (40 units) and San Marco Street (3) along with 164 other units.

Table One:
Regional Housing Needs - New Construction through December 2008

Year	Income Level				<i>Sub- Total</i>
	Very Low	Low	Moderate	Above Moderate	
Projected Need 2001-2006	761	573	664	777	2,775
Accepted Units from Solano County	71	53	486	870	1,480
Hidden Meadows	27	15	10	0	52
Total Need, Including Solano County Allocation	859	641	1,160	1,647	4,307
Units Built 2001-2007	71	203	674	4,357	5,305
Units Built 2008	0	0	0	35	35
Remaining Need, Including Solano County Allocation	788	438	486	0	1,712

Sources: "Projected Need" housing numbers provided by Association of Bay Area Governments.
New construction data provided by City of Fairfield Building Division.

OPEN SPACE, CONSERVATION, AND RECREATION ELEMENT

Rockville Park. Implementation of the 10 City Council subcommittee recommendations approved in 2007 is well underway, including the following specific items:

- The Strategic Grazing Management Plan was approved by City Council on May 20, 2008.
- Grazing infrastructure improvements for the 2009 grazing season have been completed.
- The daily use fee was increased from \$2 to \$3 on July 1, 2008.
- The Rockville Hills Regional Park Citizen Advisory Committee was established.

Park Capital Projects Plan

- The Fairfield Aquatics Center project is under construction and expected to be completed in November 2009.
- City Council approved the Cordelia Community Park Master Site and Phasing Plans on December 16, 2008. Construction of Phase One is scheduled to commence in the summer of 2009.
- The renovation of Dover Neighborhood Park is complete. The park reopened for use on January 16, 2009.
- City Council awarded the construction contract for the Gary Falati Neighborhood Park in Gold Ridge on December 16, 2008. Groundbreaking should occur soon and the project is expected to be completed by December 2009.
- The renovation of the restrooms and play areas at Lee Bell Neighborhood Park is complete and the park with these elements reopened on January 10, 2009.
- Construction of new play areas in Laurel Creek Community Park is well underway. The Fairfield Expos Baseball Association is nearly completed with a complete renovation of the baseball field complex. Both projects are scheduled to reopen in March 2009.
- Planning for a new Neighborhood Center for the Rolling Hills community is underway. The center will likely open in 2010.

Facility Maintenance. The City completed several major projects, including resurfaced tennis courts and reseeded ball fields at Alan Witt Park and refurbishment of the Senior Center and the Fairfield Center for the Arts also occurred.

Habitat Conservation Plan. Staff continued to work with Solano County Water Agency, Suisun City, Vallejo, Vacaville, the U.S. Fish and Wildlife Service, California Department of Fish and Game, and consultants to develop a Habitat Conservation Plan (HCP) for the protection

of endangered species. In 2002, a countywide habitat assessment identifying the number of species to include in the Plan was prepared to guide recommendations for the Plan. The Water Agency will also secure necessary permits, including a 2080.1 permit for incidental take of State listed species. An Administrative Draft, Version 2.2, of the HCP was released in late February 2007 and is available on line at the SCWA web page. The Water Agency is working on a Final Administrative Draft, which should be released at the end of January 2009. After incorporating comments from the Plan Participants and the wildlife agencies on the Final Administrative Draft, the Water Agency will prepare the Public Draft HCP.

Tri-City and County Cooperative Planning Group. The City continues to participate in the Planning Group. During 2008, the Planning Group helped fund capital improvements, public access planning, education programs, and the preparation of a Master Plan for the Solano Land Trust properties acquired by the Solano Land Trust. The Cooperative Planning Group also coordinated its annual open space tour/event with Solano Land Trust. The Cooperative Planning Group continued to monitor the proposed Hiddenbrooke School project.

Hawthorne Mill. In 2007, Edenbridge, Inc. submitted an application to the City of Fairfield for a General Plan Amendment, Zone Change, Development Review, and Environmental Review for a 411-acre project located south of Cement Hill Road, west of Peabody Road and north of Union Pacific Railroad. Their application envisions that 138 acres would be developed and 273 permanently preserved as conservation open space. The project would create 673 residential lots between 3,800 and 7,200 s.f. in size on two development areas: south of Cement Hill Road (500 units +/-), and on the east side of the County Detention Facility (173 units +/-). The project includes a site for approximately 6.5 acres of future High Density Residential immediately west of the future train station site. It also includes sites for approximately 4.5 acres of commercial and mixed-use development near the corner of Peabody and Cement Hill Road. The plans also identify future right-of-way for the Walters Road extension and various private parks.

In 2008, staff selected Michael Brandman Associates to assist in the preparation of the EIR. City staff and the consultants will be coordinating with the resource agencies, including coordination with the Army Corps of Engineers and other regional agencies on a joint CEQA/NEPA document. Staff anticipates the environmental process will require two years.

CIRCULATION ELEMENT

Transit Programs (Fairfield and Suisun Transit (FAST)). The environmental studies and preparations to begin final design were almost completed for the new Fairfield/Vacaville Intermodal Rail Station and Track Improvements project at the intersection of Peabody and Vanden Roads which is targeted to begin construction in 2011. The Red Top Road park-and-ride lot remained on hold in 2008 pending resolution of potential conflicts, but construction of the project is still expected to be completed in 2012. FAST staff began looking at transit routing and schedule changes that could improve transit service without construction of a Central Transfer Center on North Texas. Public Works staff also restarted planning for a second parking structure at the Fairfield Transportation Center near the W. Texas/Interstate 80 Interchange that will increase commuter parking capacity from 640 spaces to at least 1,000 spaces.

Jepson Parkway. Jepson Parkway involves a series of road improvements linking Suisun City, Fairfield and Vacaville; it is intended to provide an alternative route for traffic on Interstate 80. The City has been participating in the Jepson Parkway Project Working Group for a number of years. In 2007, the consultant for the Solano Transportation Authority released an Environmental Impact Statement/Environmental Impact Report for the project. Review is underway by CALTRANS Local Assistance and local agencies including Fairfield.

North Texas Street Interchange/Manuel Campos Parkway. Construction began in late 2008 on the Manuel Campos Parkway and the reconfigured North Texas/I-80 interchange. Once the project is completed, there will be at least two lanes connecting Peabody Road and I-80, along with an improved freeway interchange. Future widening of the MCP will occur as development proceeds in the northeast area.

West Texas Street at Oliver Road. CALTRANS began constructing a new bridge lane over West Texas Street as part of the diamond lane project between Air Base Parkway and Cordelia.

North Connector. Construction of the North Connector within the City of Fairfield began in 2008 as part of the Garaventa (Fairfield Commons) project. The County is currently designing its phase. Ultimately, the project will connect existing Business Center Drive with a newly constructed four-lane roadway through Fairfield Corporate Commons east across Suisun Creek to Abernathy Road at the I-80/Abernathy Road Interchange. Long-term plans include extending the west end of Business Center Drive to connect with SR12 West at Red Top Road. In 2008, the Solano Transportation Authority also adopted the North Connector Transportation for Livable Communities Plan for wayfinding, community gateways, and pedestrian/bicycling amenities in the North Connector corridor. This Plan was reviewed and accepted by the City Council, although there is no funding currently available to implement the recommendations.

Solano Transportation Authority Bicycle Plan. City staff worked with STA to update the County Bicycle Plan, which will include an inventory of major bicycle projects to be funded with county, local, and regional funds.

Highway 12-Bay Area Ridge Trail Connection Plan. STA initiated a project to develop a plan for improving bicycle and pedestrian access to the future Ridge Trail where it intersects with Highway 12. City staff assisted in the selection of the consultant team and will participate in the preparation of the project plan.

PUBLIC FACILITIES AND SERVICES ELEMENT

Urban Water Management Plan. The City is actively implementing its Urban Water Management Plan and other water conservation programs, which include 14 accepted best management practices, including in-school education programs, irrigation water management plans, and residential water audits. The City also supports other regional programs.

Water Transmission Pipelines. Design of the major east-west water transmission pipeline that will provide a second link to the Cordelia area was completed in 2008. The City will build the

project in phases over an extended time period. The project will require coordination with a variety of local and state agencies along with acquisition of easements for construction outside existing or proposed rights-of-way. Construction is scheduled for 2009.

Downtown Fairfield Streetscape and Pedestrian Improvements Projects. Using regional grant funds, the City initiated projects to improve crosswalks, pedestrian lighting, and landscaping along Union Avenue and on downtown core blocks. The project will also include a new traffic signal at the intersection of Washington and Texas Streets. Construction will be completed in 2009.

URBAN DESIGN ELEMENT

Pride in Fairfield Program. Established in 1996, this annual program recognizes and honors groups and projects that merit special citation for well-maintained properties. In 2008, the City recognized 3 in the Single-Family Home category (general maintenance and presentation); 2 Vintage Homes (homes older than 50 years); 1 Remodel; 1 “Special Recognition” (a Good Neighbor Award for maintaining a neighbor’s property); and 1 Multi-Family.

Fairfield Design Excellence Award. Every two years, the City of Fairfield recognizes excellence in design. Projects completed during 2006 and 2007 were eligible for consideration, and six projects, including an affordable apartment complex, a shopping center, the new Cordelia Library/Green Valley Executive Center complex, and two office parks received recognition.

Interstates 80/680 Community Gateways Corridor Study. As a participant in a regional planning study funded by STA, City staff began working with STA and other local jurisdictions to develop a design framework for community gateway improvements along area freeways.

ECONOMIC DEVELOPMENT ELEMENT

North Texas Street Programs. Staff continues to work with North Texas Street merchants and the North Texas Street Business Improvement District (BID). Major BID projects completed in 2008 included the annual Chili Cook Off and an ongoing print/radio advertising program. The BID anticipates continuing these programs.

Downtown Revitalization Programs. Downtown revitalization projects during 2008 included continuing City support for the Fairfield Downtown Association events (the Tomato and Candy Festivals) and completion of capital improvements including new street trees, benches, and signage. The City also initiated a survey of the downtown Fairfield residential neighborhood which may lead to preparation of an Action Plan during 2009. Finally, the City approved a revised Downtown Façade Program that simplifies program paperwork and requirements and expands the funding available to participating business and property owners.

City Marketing Campaign. The Redevelopment Agency is embarking on its fourth year of an economic development campaign using the services of a professional marketing firm,

Placemaking Group. The campaign includes a website that targets a business audience, www.Fairfield4Business.com, marketing collateral materials (folder, brochure, inserts, maps, and candy bars), special events (broker breakfasts, media events and seminars), business retention visits, trade show attendance, recruitment mailings, an electronic newsletter, advertising and a public relations program.

Business Recruitment and Retention Programs. Staff also continued to implement the City's business recruitment and retention programs. The City has continued its ongoing program, the Mayor's Roundtable, to help retain current employers. The City sponsors periodic seminars on topics that will assist small businesses. 2008 seminar topics included Business Strategies for an Economic Downturn and Internet Marketing. The City also offers financial assistance to small business, primarily through the Revolving Loan Fund (RLF). The Agency created three new loan programs in 2008: the micro-loan program, façade loan program and business loan program.

Workforce Development. City staff continues to work on two workforce development initiatives. One, started in 2006, targets Fairfield manufacturers who need skilled technical employees. City staff brought manufacturers together with educators and service providers to address workforce deficits. The Workforce Investment Board of Solano County received a grant from the Governor's Office to take this Fairfield initiative county-wide. In 2008, the City expanded these efforts by working with the Fairfield-Suisun Chamber of Commerce's newly formed Major Employers Group to address workforce development issues of the City's largest employers.

TRAVIS PROTECTION ELEMENT

Travis Community Consortium. The City of Fairfield continued to participate in the Travis Community Consortium, a coalition whose active members include Solano County, Solano EDC, Solano College, and the Travis Regional Armed Forces Committee. The Fairfield Director of Community Development serves as the Chair of the TCC. The TCC extended the contract with Madison Government Affairs (MGA) to assist with the efforts to protect and enhance Travis AFB. Activities of the TCC and MGA included continued support for military construction funding, and housing privatization.